

Legal Notice – Town of Enfield, Connecticut
NOTICE OF SALE OF REAL ESTATE FOR TAXES

Conn. Gen. Stat. 12-157 (1949 rev., s.1838; PA 82-141, s. 3, 4;
PA 84-146, s.9; PA 95-228; PA 97-139)

Revenue Collector of the Town of Enfield, Connecticut having made lawful demand for the payment of taxes due me as the Revenue Collector of the Town of Enfield, and payment having been neglected and refused, **I WILL SELL AT PUBLIC AUCTION** the following described properties, separately, to satisfy taxes, interest and all charges accrued thereon.

SAID SALE will take place in the Enfield Town Hall, located at 820 Enfield Street, Enfield, Connecticut on Tuesday, August 27, 2013 beginning at 4:00 p.m. EDT or after registration of all bidders has been completed.

NONE OF THE PROPERTIES BEING SOLD IS GUARANTEED BUILDABLE UNDER CURRENT ZONING REGULATIONS. ALL PROPERTIES ARE SUBJECT TO RESTRICTIONS, CONVENANTS, AND APPURTENANCES OF RECORD THAT MAY APPEAR. THE TOWN OF ENFIELD AND ITS OFFICIALS MAKE NO REPRESENTATIONS, WARRANTIES OR GUARANTEES CONCERNING THE SUITABILITY OR CHARACTER OF ANY PROPERTY OFFERED FOR TAX SALE. ALL PROPERTIES ARE SUBJECT TO ADDITIONAL TAXES, INTEREST, FEES AND OTHER CHARGES AUTHORIZED BY LAW ACCRUING SUBSEQUENT TO THE DATE OF THE NOTICE OF SALE, INCLUDING COLLECTION OF TAXES AND CHARGES DUE ON THE GRAND LIST OF OCT. 1 2012, as per Conn. Gen. Stat. 12-163. Such will be added to the amounts indicated above as due and owing.

Potential bidders are advised of the possible existence of environmental contaminants on the properties. Each tax sale property is sold “as is.” Potential bidders assume full and complete responsibility for ascertaining the suitability and character of each property, for any and all costs incurred pursuant thereto, and for all costs and/or liability incurred as a consequence of bidding.

TERMS OF SALE: This is a public auction and property will be sold to the highest bidder on each individual property. The minimum bid on each property will be the amount of taxes, interest, lien and other fees, and costs due as of the date of the sale.

All interested bidders must pre-register and have with them a \$5,000 deposit in CASH, BANK OR CERTIFIED CHECK OR MONEY ORDER payable to the Town of Enfield the day of the sale. Minimum bids will be announced by the Assessor/Revenue Collector’s Office on or after August 1, 2013, in the Enfield Town Hall. For successful bidders, the balance of the purchase price is due by 5 p.m. EDT on August 30, 2013, or they shall forfeit the deposit and the right to purchase the property.

Bidders must have a separate \$5,000 deposit for each property on which they intend to bid. For those properties with total amounts due less than \$5,000, the deposit amount will be the amount of the minimum bid, payable in CASH, BANK OR CERTIFIED CHECK OR MONEY ORDER, payable to the Town of Enfield.

A Tax Collector's Deed shall be logged in the office of the Enfield Town Clerk and shall remain unrecorded for six months from the date of the sale. If the property is not redeemed during the six month redemption period, then on February 27, 2014, title to the property shall pass to the successful bidder. Note that title passes subject to the redemption rights of the IRS if there are any federal tax liens on the property. Additional information concerning this process may be found in section 12-157 of the Connecticut General Statutes.

Amounts listed reflect interest and charges as of July 1, 2013 only. Additional amounts will be due subsequent to the filing of this notice.

An informational packet about the August 27, 2013 tax sale is available for purchase at the Assessor/Revenue Collector at Town Hall for \$20. This packet explains the tax sale process and the bidding process in detail, and provides answers to the questions potential bidders and spectators most frequently ask about tax sales. It also contains a complete list of the properties offered for sale; as well as copies of the relevant state statutes.

THIS NOTICE HEREBY CONSTITUTES A LEGAL LEVY OF MY TAX COLLECTOR'S WARRANT(S) ON THE HEREIN DESCRIBED REAL ESTATE.

#1 PAID

#2 Property assessed from October 1, 2007 through October 1, 2012, presently in the name of Florence L. McCracken, to satisfy taxes, interest, and lien fees in the amount of \$25,995.92 (as of July 1, 2013) plus collection costs and other charges accrued thereon. Property described as 216 Brainard Road, parcel #000300020355, and more fully described in the Enfield Land Records, Volume 1236, Page 254.

#3 Property assessed from October 1, 2008 through October 1, 2012, presently in the name of Henry Joseph Marchell, to satisfy taxes, interest, and lien fees in the amount of \$19,242.35 (as of July 1, 2013), plus collections costs and other charges accrued thereon. Property described as 22 Prospect Street, parcel #012200020010, and more fully described in the Enfield Land Records, Volume 2493, Page 939.

#4 Property assessed from October 1, 2007 through October 1, 2012, presently in the name of Kenneth R. and Theresa A. Kaufman, to satisfy taxes, interest, and lien fees in the amount of \$27,094.35 (as of July 1, 2013), plus collections costs and other charges accrued thereon. Property described as 4 Ellis Road, parcel #090900020010, and more fully described in the Enfield Land Records, Volume 801, Page 180.

#5 PAID

#6 PAID

#7 Property assessed from October 1, 2008 through October 1, 2012, presently in the name of William and Julia Anduaga, to satisfy taxes, interest, and lien fees in the amount of \$28,748.50 (as of July 1, 2013) plus collection costs and other charges accrued thereon. Property described as 11 Thompson

Court, parcel #012400010010, and more fully described in the Enfield Land Records, Volume 421, Page 1056.

#8 PAID

#9 Property assessed from October 1, 2007 through October 1, 2012, presently in the name of Louis J. Jr. and Charlene R. Criscitelli, to satisfy taxes, interest, and lien fees in the amount of \$28,881.03 (as of July 1, 2013), plus collection costs and other charges accrued thereon. Property described as 69 First Avenue, parcel #043300010055, and more fully described in the Enfield Land Records, Volume 1019, Page 336.

#10 Property assessed from October 1, 2007 through October 1, 2012, presently in the name of Richard A. Klase, to satisfy taxes, interest, and lien fees in the amount of \$29,157.11 (as of July 1, 2013), plus collection costs and other charges accrued thereon. Property described as 26 Jackson Road, parcel #072900020015, and more fully described in the Enfield Land Records, Volume 2497, Page 787.

#11 PAID

#12 Property assessed from October 1, 2007 through October 1, 2012, presently in the name of Jeffory M. Fitzgerald Estate of Kovalchuk, Svitlana Executor, to satisfy taxes, interest, and lien fees in the amount of \$29,630.76 (as of July 1, 2013), plus collection costs and other charges accrued thereon. Property described as 44 Parker Street, parcel #022500010095, and more fully described in the Enfield Land Records, Volume 1196, Page 29.

#14 Property assessed from October 1, 2007 through October 1, 2012, presently in the name of Peter Englert, to satisfy taxes, interest, and lien fees in the amount of \$31,120.86 (as of July 1, 2013), plus collection costs and other charges accrued thereon. Property described as 13 Elm Meadows, parcel #048600010013, and more fully described in the Enfield Land Records, Volume 1288, Page 143.

#15 PAID

#16 Property assessed from October 1, 2008 through October 1, 2012, presently in the name of Jane W. Zebrowski, to satisfy taxes, interest, and lien fees in the amount of \$34,067.42 (as of July 1, 2013), plus collection costs and other charges accrued thereon. Property described as 133 Pearl Street, parcel #011600010105, and more fully described in the Enfield Land Records, Volume 2040, Page 276.

#17 Property assessed from October 1, 2006 through October 1, 2012, presently in the name of Beverly Ann Morgan (AKA Beverly Ann Foote), to satisfy taxes, interest, and lien fees in the amount of \$32,989.57 (as of July 1, 2013), plus collection costs and other charges accrued thereon. Property described as 9 Memorial Drive, parcel #042300010015, and more fully described in the Enfield Land Records, Volume 486, Page 997.

#18 Property assessed from October 1, 2006 through October 1, 2012, presently in the name of Tina Smith, to satisfy taxes, interest, and lien fees in the amount of \$33,637.82 (as of July 1, 2013), plus collection costs and other charges accrued thereon. Property described as 42 Steele Road, parcel #102200020110, and more fully described in the Enfield Land Records, Volume 2202, Page 325.

#19 Property assessed from October 1, 2007 through October 1, 2012, presently in the name of Angelo and Vincent J. Scicolone, to satisfy taxes, interest, and lien fees in the amount of \$35,548.23 (as of July 1, 2013), plus collection costs and other charges accrued thereon. Property described as 46 Prospect Street, parcel #012200020045, and more fully described in the Enfield Land Records, Volume 2514, Page 744.

#20 Property assessed from October 1, 2005 through October 1, 2012, presently in the name of 47 Pearl Street, LLC, to satisfy taxes, interest, and lien fees in the amount of \$36,309.96 (as of July 1, 2013), plus collection costs and other charges accrued thereon. Property described as 47 Pearl Street, parcel #011600010030, and more fully described in the Enfield Land Records, Volume 1653, Page 25.

#21 PAID

#22 Property assessed from October 1, 2003 through October 1, 2012, presently in the name of David A. Greene, to satisfy taxes, interest, and lien fees in the amount of \$33,523.07 (as of July 1, 2013), plus collection costs and other charges accrued thereon. Property described as 16 Bacon Road, parcel #052900020020, and more fully described in the Enfield Land Records, Volume 1153, Page 9.

#23 Property assessed from October 1, 1996 through October 1, 2012, presently in the name of Sydney F. Manning, to satisfy taxes, interest, and lien fees in the amount of \$39,033.19 (as of July 1, 2013), plus collection costs and other charges accrued thereon. Property described as 17 Susan Circle, parcel #081300020045, and more fully described in the Enfield Land Records, Volume 565, Page 1058.

#24 Property assessed from October 1, 1996 through October 1, 2012, presently in the name of Sydney F. Manning, to satisfy taxes, interest, and lien fees in the amount of \$40,351.42 (as of July 1, 2013), plus collection costs and other charges accrued thereon. Property described as 55 Kimberly Drive, parcel #084000010080, and more fully described in the Enfield Land Records, Volume 565, Page 1060.

#25 PAID

#26 PAID

#27 Property assessed from October 1, 2005 through October 1, 2012, presently in the name of 47 Pearl Street LLC, to satisfy taxes, interest, and lien fees in the amount of \$46,854.25 (as of July 1, 2013), plus collection costs and other charges accrued thereon. Property described as 59 High Street, parcel #013700010025, and more fully described in the Enfield Land Records, Volume 1787, Page 3.

#29 Property assessed from October 1, 2003 through October 1, 2012, presently in the name of Roberta W. Hoff, to satisfy taxes, interest, and lien fees in the amount of \$61,398.74 (as of July 1, 2013), plus collection costs and other charges accrued thereon. Property described as 23 Kennedy Drive, parcel #081100010060, and more fully described in the Enfield Land Records, Volume 1217, Page 208.

#30 PAID

#31 Property assessed from October 1, 2002 through October 1, 2012, presently in the name of Cranston Parkade, Inc., to satisfy taxes, interest, and lien fees in the amount of \$67,968.81 (as of July 1, 2013), plus collection costs and other charges accrued thereon. Property described as 0 Taylor Road, parcel #002700010065, and more fully described in the Enfield Land Records, Volume 1501, Page 206.

#32 Property assessed from October 1, 1996 through October 1, 2012, presently in the name of Mary K. Satkowski, Edward M. Vozek, Joanne Joaquin, Sophie Kuchy and Johanna Fregeau, to satisfy taxes, interest, and lien fees in the amount of \$74,483.88 (as of July 1, 2013), plus collection costs and other charges accrued thereon. Property described as 0 Bailey Road, parcel #000200020085, and more fully described in the Enfield Land Records, Volume 1501, Page 60.

#33 Property assessed from October 1, 2009 through October 1, 2012, presently in the name of World Properties LLC, to satisfy taxes, interest, and lien fees in the amount of \$118,321.93 (as of July 1, 2013), plus collection costs and other charges accrued thereon. Property described as 0 King Street, parcel #001100010190, and more fully described in the Enfield Land Records, Volume 2414, Page 70.

#34 Property assessed from October 1, 1998 through October 1, 2012, presently in the name of Robert D. Sr. and Francine G. Dewey, to satisfy taxes, interest, and lien fees in the amount of \$105,746.12 (as of July 1, 2013), plus collection costs and other charges accrued thereon. Property described as 6 Leonard Road, parcel #023000020015, and more fully described in the Enfield Land Records, Volume 454, Page 1135.

#35 Property assessed from October 1, 2004 through October 1, 2012, presently in the name of Versa LLC, to satisfy taxes, interest, and lien fees in the amount of \$108,565.34 (as of July 1, 2013), plus collection costs and other charges accrued thereon. Property described as 0 Hazard Avenue, parcel #001000010105, and more fully described in the Enfield Land Records, Volume 2024, Page 171.

#36 Property assessed from October 1, 1997 through October 1, 2012, presently in the name of Janice Wojnar (aka Janice B. Wojnar), to satisfy taxes, interest, and lien fees in the amount of \$166,469.66 (as of June 30, 2013), plus collection costs and other charges accrued thereon. Property described as 0 Mullen Road, parcel #001700010030, and more fully described in the Enfield Land Records, Volume 2344, Page 210.

Dated at Enfield, Connecticut this 8th day of July, 2013.

**Della Froment, CCMA
Collector of Revenues
Town of Enfield**